

# DEMOLITION PERMIT REQUIREMENTS

(12/13/13)

There are no permit requirements for demolition with the **Zoning Department**. Please see “What if my house burns down?” at [www.essexct.gov/land-use-zoning-inland-wetlands](http://www.essexct.gov/land-use-zoning-inland-wetlands) for requirements regarding re-construction should the current structure have non-conforming characteristics or if there are wetlands or a watercourse nearby.

## **For the Health Department:**

1. Health Department review of septic system and well protection measures.
2. Copy of State Department of Public Health “Demolition/Notification Form/Asbestos Abatement Notification Form” (See Health Department demolition requirements attached or at [www.essexct.gov/health-department](http://www.essexct.gov/health-department))

## **Permit applicants must complete the Application for Demolition Permit and submit the following to the Building Department:**

3. Completed Application signed by BOTH owner of property and demolition contractor
4. Appropriate permit fee
5. Certificate of demolition registration (see **Registration Guidelines/Exceptions\***)
6. Certificate of Liability insurance:
  - a. Specifying demolition purposes
  - b. 100,000/300,000 bodily injury
  - c. 50,000/100,000 property damage
  - d. Town & agents to be saved harmless from negligence of applicant or his agent
7. Notification of Disconnect Certificate from each public utility serving the building to be demolished stating that all service connections are discontinued and capped.
8. Per 29-407: Copies of notifications to all adjoining property owners by registered or certified mail at last known address in assessor’s records.

**Note:** For structures over 75 years old, see demolition delay ordinance for 90 day waiting period

**DEMOLITION NOT TO COMMENCE UNTIL PERMIT ISSUED.**

## **\*REGISTRATION (LICENSE) GUIDELINES/EXCEPTIONS**

1. Per CGS 29-402 “No person shall engage in the business of demolition of buildings without a certificate of registration.” see #3 below for registration exceptions
2. Two classes of registration: Class A: Structures that exceed 2 ½ stories or 35’ in height. Class B: Structures equal to or less than 2 ½ stories or 35’ in height.
3. Registration exceptions – Registration/license is not required for the following:
  - a. Person engaged in disassembling, transportation and reconstruction of historic buildings *for historic purposes*
  - b. Demolition of farm buildings
  - c. Renovation, alteration or reconstruction of single-family residence- See #4 below
  - d. Burning of building by Fire Department for training
4. The demolition of a single family residence or outbuilding by owner meets registration exceptions under the following conditions:
  - a. Structure cannot exceed 30’ in height
  - b. Owner shall be present on site while demo work is in progress – need not perform demolition
  - c. Owner held personally liable for injury to persons or property (public or private)
  - d. Building must have clearance to other structures, roads or highways equal to or greater than height of building